

THE ZONING BOARD OF
APPEALS
OF COOK COUNTY, ILLINOIS

JAMES L. WILSON
SECRETARY OF THE BOARD



COUNTY ADMINISTRATION
BUILDING
69 West Washington Street, Suite
2840
Chicago, Illinois 60602-3169
TEL 1.312.603.0540
FAX 1.312.603.9941

**MINUTES OF THE ZONING BOARD OF APPEALS
December 7, 2022, at 10:00AM**

ATTENDANCE

Present: Montes, Oszakiewski, Petersen, losco, and Hamill (5)

Absent: None (0)

Approval of the minutes from the meeting of November 2, 2022.

Motion: The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill to approve the minutes. The motion carried unanimously.

Vote:

Present: Montes, Oszakiewski, Petersen, losco, and Hamill (5)

Absent: None (0)

PUBLIC TESTIMONY

The Zoning Board of Appeals called upon the following public speakers in accordance with the Illinois Open Meetings Act:

Description: **V 22-38-** to: (1) reduce the rear yard setback for the accessory shed from the minimum required 5 feet to an existing ~~2.5 feet~~ 0.92 feet, and (2) reduce the side yard setback for the accessory shed from 3 feet to ~~4 feet~~ 0.69 feet (existing). The variance is required to bring the existing shed into conformance. The subject property common address of **133 Winters Drive, Melrose Park, IL. 60164.**

Motion: The motion was made by Acting Chairman Montes, seconded by ZBA Member losco to approve as amended request V 22-38. The motion was carried unanimously by the following vote.

Ayes: Montes, Oszakiewski, Petersen, losco, and Hamill (5)

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-47-** to ; (1) reduce the lot area from the minimum required 10,000 square feet to an existing 6758.3 square feet., (2) reduce the lot width from the minimum required 60 feet to 50 feet (existing), (3) reduce the front yard setback from the minimum required 27 feet (at 20% of lot depth) to 20 feet (proposed), (4) reduce the right interior side yard setback from the minimum required 10 feet to 5 feet (proposed), and (5) increase the floor area ratio (F.A.R.) from the maximum allowed 0.40 to 0.52 to construct a new single family residence. The subject property common address **7016 W. 74th Place, Chicago/Stickney, IL. 60638**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve request V 22-47. The motion was unanimously carried by the following vote.**

Ayes: Montes, Oszakiewski, Petersen, losco, and Hamill (5)

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-48-** to increase the height of the accessory structure (deck) from maximum allowed 15 feet to 19.8 feet (proposed) for an after-the-fact (ATF) construction of a deck. The subject property common address of **4 Equestrian Way, Lemont, IL. 60439.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Hamill, to approve V 22-48. A Condition was added: Recommend homeowners must install 10 foot evergreen trees as a screen barrier along the northern part of the property line. The motion was carried by the following vote.**

Ayes: Montes, Hamill, losco, Petersen and Oszakiewski (5)

Nay: None (0)

Present: None (0)

Abstain: None (0)

Absent: None (0)

Description: **V 22-49-** to increase the height of an accessory structure from maximum allowed 15 feet to 21 feet for an after the fact shed with attic. The subject property common address of **4545 Forest View Dr, Northbrook, IL. 60062.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member losco, to approve V 22-49. Two Condition were added: 1) Construct a 6-foot privacy fence starting at a point adjacent to the northwest corner of the garage continuing south along the lot line terminating at the southwest corner of the lot. 2) Subject Property is not to have any commercial use. The motion was carried by the following vote.**

Ayes: Montes, losco, and Petersen (3)
Nay: Oszakiewski (1)
Present: Hamill (1)
Abstain: None (0)
Absent: None (0)

Description: **V 22-50-** to: (1) reduce the corner side yard setback from 15 feet to 7.5 feet (existing), (2) reduce the interior side yard setback from 10 feet to 8.3 feet (existing), and (3) reduce the distance between principal and accessory structures from minimum required 10 feet to 1 foot (proposed) for an after the fact covered patio. The subject property common address **111 E. Brookfield Ave, Mt Prospect, IL. 60056.**

Motion: **The motion was made by ZBA Acting Chairman Montes, seconded by ZBA Member Petersen, to approve V 22-50. The motion was carried by the following vote.**

Ayes: Montes, Hamill, losco, Petersen and Oszakiewski (5)
Nay: None (0)
Present: None (0)
Abstain: None (0)
Absent: None (0)

MA-22-01 Schneider Resources, Inc, acting on behalf of CPI/DSP 4900 S. Merrimac, Owner LLC, has petitioned the Zoning Board of Appeals for a Map Amendment (MA) in the I-3 Intensive Industrial District. The applicant is requesting a Map Amendment to rezone the subject property from I-3 to I-4 (Motor Freight District) to permit the operation of a trucking facility with a motor freight terminal, slow-maneuver driver training yard and trailer, and truck storage. The subject property is located within the **16th District** with the common address **4900 S. Merrimac Avenue, Chicago/Stickney, IL. 60638.**

Testimony was taken.

The motion was made by ZBA Acting Chairman Montes, seconded by Member Petersen, to adjourn. The motion was carried by the following vote:

Vote: **Ayes: Montes, losco, Oszakiewski, Pedersen and Hamill (5)**
Nay: None (0)
Abstain: None (0)
Absent: None (0)

